

Chapter 7B

USE STANDARDS

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7B.1 Purpose

The purpose of this Chapter is to set forth standards and criteria which pertain to specific uses. Because of the potential impact on the City and its residents, these uses require additional controls in regard to how they exist and relate to other area uses and activities. Unless otherwise noted, the specific use standards of this section apply to respective use types whether they are allowed as permitted uses, supplemental uses, special uses, or accessory uses. Additional standards pertaining to planned unit developments, conservation design developments, and traditional neighborhood design developments, may be applicable. Use standards may be waived or varied during the Planned Unit Development (PUD) process or through the City's zoning variation process.

Commentary:

In addition to specific performance criteria and standards required by the City for specific uses, many private developments will have covenants or deed restrictions which apply to parcels within the development. These are typically enforced by the developer, a property owners association, or a home owners association. Prior to obtaining a building permit or engaging in any activity requiring City approval, builders, contractors, and property owners should determine that what they are doing does not conflict with or otherwise violate the terms and provisions of applicable covenants and restrictions. It should also be verified that such activity does not require approval from the developer, the property owners association, or the home owners association.

7B.2 Specific Use Standards

7B.2.1 Adult Entertainment Establishments/Business - Special Use

A. Location Restrictions. No adult business may be operated within 1,000 feet of a residential zoning district or within 1,000 feet of the property boundaries of any school, daycare center, cemetery, public park, public housing facility, nursing home, rest home, sheltered care facility, or place of religious worship. The distance limitation shall be measured in a straight line from the lot lines of said adult business and the applicable residential zoning district, school, day care center, cemetery, public park, public housing facility, nursing home, rest home, sheltered care facility, and place of religious worship. Only one adult business shall be permitted per block face.

B. Definitions. The following words and terms, when used in this section shall have the meaning set forth herein.

1. Adult Business. Any establishment in which 25 percent or more of its stock in trade or business activity in such a use as, but not limited to the following: adults-only bookstores, adults-only motion picture theaters, adult entertainment centers, rap parlors, adults-only nightclubs or adults-only saunas, where explicit sexual conduct is depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated. (Ord.07-O-94, 11-6-2007).

2. Adult Entertainment Business. Synonymous with "Adult Business," as defined herein.
3. Adult Entertainment Center. An enclosed building or part of an enclosed building, which contains one or more coin-operated mechanisms which when activated permit a customer to view a live person nude or in such attire, costume or clothing as to expose to view the human male or female genitalia; pubic hair; buttocks; perineum; anal or pubic regions; or, female breast, at or below the areola thereof. In addition, the viewing of a live person, in the above described manner, after paying of any admission or fee for the viewing of same activity.
4. Adults-Only. Any items or activities emphasizing, depicting, describing or relating to nudity, explicit sexual conduct (whether auto-erotic, heterosexual, homosexual or otherwise), bestiality or sadomasochistic activity.
5. Adults-Only Bookstore. A bookstore or video store in which 25 percent or more of its stock in trade, books, magazines, and films for sale, exhibition or viewing on premises are sexually explicit material which are distinguished or characterized by their principal emphasis on matters depicting, describing or relating to nudity, explicit sexual conduct (whether auto-erotic, heterosexual, homosexual or otherwise), bestiality or sadomasochistic activity. (Ord.07-O-94, 11-6-2007).
6. Adults-Only Motion Picture Theater. An enclosed building used regularly and routinely for presenting adults-only material distinguished or characterized by an emphasis on matter depicting, describing or relating to nudity, explicit sexual conduct (whether auto-erotic, heterosexual, homosexual or otherwise), bestiality or sadomasochistic activity, for observation by patron therein.
7. Booth. Any enclosure that is specifically offered to patrons of an adult business for the private viewing of any adults-only item or movie. Said definition does not include enclosures that are used as private offices by any operator, employee or agent for attending to the tasks of their employment and are not offered for use by the public.
8. Nightclub, Adults Only. An establishment or place either occasionally or primarily in the business of featuring topless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators or similar entertainers, where explicit sexual conduct is depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated.
9. Nudity. The display of the human male or female genitalia; pubic hair; buttocks; perineum; anal or pubic regions; female breast, at or below the areola thereof, with no covering or with a less than fully opaque covering; or, male genitalia, in a discernible turgid state, with or without covering.
10. Obscene. Any material or performance is obscene if: (a) the average person, applying contemporary adult community standards, would find that, taken as a whole, it appeals to the prurient interest; and (b) the average person, applying contemporary adult community standards, would find that it depicts or describes, in a patently offensive way, ultimate sexual acts or sadomasochistic sexual acts, whether normal or perverted, actual or simulated, or masturbation, excretory functions or

lewd exhibition of the genitals; and (c) taken as a whole, it lacks serious literary, artistic, political or scientific value.

11. Operator. For purposes of an adult business, as defined herein, any person (whether said person be an individual, partner, corporation, joint stock company, fiduciary, officer, director, stockholder, employee, or manager), who conducts, maintains or owns any adult business.
12. Patron. For purposes of an adult business, as defined herein, any customer, patron or visitor to an adult business who is not employed by any operator of said establishment.
13. Rap Parlor. An establishment or place primarily in the business of providing non-professional conversation or similar services for adults, where explicit sexual conduct is depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated.
14. Sadomasochistic Activity. Flagellation or torture by or upon a nude person; a person clad in undergarments, a mask or bizarre costume. In addition, the condition of being fettered, bound or otherwise physically restrained with the intent to stimulate or arouse sexually the initiator and/or the recipient.
15. Sauna, Adults Only. An establishment or place primarily in the business of providing a steam bath and/or massage services, where explicit sexual conduct is depicted and/or sexual activity is explicitly or implicitly encouraged or tolerated.
16. Sexual Conduct. Ultimate sex acts (whether auto-erotic, heterosexual, homosexual or otherwise), bestiality or sadomasochistic activity. In addition, physical contact, intended to sexually stimulate or arouse the initiator and/or the recipient, with a person's unclothed genitalia, buttocks, perineum, anal or pubic regions, or female breast.
17. Underage. Any person under 18 years of age, which is the legally minimum age at which one can purchase or view adults-only items.

C. Signage. All signs which advertise or identify the name of an adult business shall be flat wall signs. The amount of allowable sign area shall be one square foot per linear foot of lot frontage on a street, or as permitted by Woodstock's sign regulations as set forth herein, whichever is more restrictive. In no event shall allowable sign area exceed sixteen (16) square feet. Window areas shall not be covered or made opaque in any way. No sign shall be placed in any window and graphic depictions of any sort pertaining to adult entertainment establishments or business activities shall not be displayed in any window or on any exterior wall. One one-square foot sign may be placed on the door to state hours of operation and admittance to adults only.

D. Advertising. No merchandise, pictures of the products or entertainment, or graphic depictions of any sort pertaining to adult entertainment establishments or business activities shall be displayed in any window or on any exterior wall where they can be viewed from the sidewalk in front of the building or from abutting properties.

E. Alcoholic Beverages Prohibited. It shall be unlawful for any adult business to sell, distribute or permit beer or alcoholic beverages on the premises.

7B.2.2 Airport/Heliport - Special Use

- A. Documentation, including a detailed site plan prepared in accordance with the City's project review standards and guidelines, shall be prepared and submitted with the special use permit application, and shall show that the design and layout of the proposed airport or heliport site complies with all applicable state and federal requirements.
- B. The subject airport/heliport site shall be situated and designed so that the airport/heliport has minimal impact on adjacent properties. Detailed site plans depicting setbacks, buffers, proposed and existing structures on the site and their height, anticipated flight paths, adjoining land uses, and measures utilized to mitigate impacts shall be included in the application for special use permit.
- C. The application for special use permit shall include hours of operation, proposed number of flights per day, proposed type of aircraft, and accessory uses on the site.
- D. The applicant shall furnish a noise study demonstrating that noise generated by the airport/heliport use shall not exceed exterior noise limits established by the Illinois Environmental Protection Agency.
- E. All areas proposed for active use, including fuel storage areas shall be fenced.
- F. Take off and landing facilities shall be located to minimize the impact on existing and proposed residential uses both adjacent to the site and within any proposed flight path.

7B.2.3 Amusement Park, Outdoor Entertainment - Special Use

- A. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided showing the location of the site and how it has been designed to minimize impacts on adjacent uses and surrounding neighborhoods.
- B. Additional setbacks and buffering may be required as a condition of special use approval, if the site is adjacent to residential, religious, educational, or cemetery uses.
- C. Detailed site plans depicting setbacks, buffers, proposed and existing structures on the site and their height, lighting, adjoining land uses, and measures utilized to mitigate impacts shall be included with the application for special use permit.
- D. A traffic study shall be submitted showing both on and offsite traffic improvements, including parking and vehicle queuing improvements and internal traffic routes.
- E. The applicant shall furnish a noise study demonstrating that noise generated by this use shall not exceed exterior noise limits established by the Illinois Environmental Protection Agency or that adequate provisions have been made to mitigate noise impact.

7B.2.4 Apartment Building, 25 Dwelling Units or Less - Supplemental Use

In addition to the City's project review standards and guidelines, the following criteria shall apply to all new apartment buildings. Administrative exemptions may be granted by the Community Development Director for adaptive reuse projects and based on a demonstration of just cause.

A. The height of an apartment building shall not exceed the height of any principal residential structures on adjacent property by more than twenty-four (24) feet or two (2) stories.

B. Roof pitch and type shall be similar to or compatible with that of residential structures on adjacent property. Offsets or breaks in roof elevation of two feet or more shall be used for any continuous roof which is 75 or more feet in length and faces a public or private street or public street right-of-way.

C. At least one architecturally emphasized principal entrance shall face each front yard and each side yard abutting a public or private street or public street right-of-way.

D. Roof top mechanical equipment shall be screened from view and not visible from any public or private street or public street right-of-way.

E. Attached garages located on any side of an apartment building facing a street shall not extend beyond the exterior wall of the apartment building. A roof or overhang feature, however, may extend beyond the exterior wall of an apartment building.

F. Garage doors may not cover more than 40 percent of the horizontal length of any apartment building facade facing a public or private street or public street right-of-way.

H. No parking spaces may be located between a principal structure and a front yard or side yard abutting a street. Parking spaces shall be located behind or to the side of the principal building and shall be setback as far from a public or private street or public street right-of-way as the front wall or side wall on the yard abutting the street side of the apartment building. Such parking spaces must be screened or buffered from view from a public or private street.

I. Detached garages shall be located behind or to the side of the principal building and shall be setback as far from a public or private street or public street right-of-way as the front wall or side wall on the yard abutting the street side of the apartment building. Detached garages and other accessory structures shall be compatible in style, material, and color with the apartment building.

J. Adequate, accessible and secure storage space having an area of at least 112 cubic feet shall be provided for each dwelling unit either within the apartment building or within an accessory building. If a garage space is provided for an apartment unit, no additional storage space is required for that unit.

K. Bicycle racks shall be provided and shall be securely mounted to the ground in safe and convenient locations, and shall not obstruct pedestrian activity.

L. A hard surfaced walkway network shall be provided and used to connect the principal building to the parking lot, public sidewalks, garages, and other site amenities, as well as to other

principal buildings on a multi-building lot or parcel. All entrances shall be connected by walkways.

7B.2.5 Apartment building, More Than 25 Dwelling Units - Special Use

In addition to the requirements for an apartment building containing 25 dwelling units or less, the City Council may impose additional standards and requirements as part of the special use review and approval process for an apartment building containing more than 25 dwelling units.

7B.2.6 Asphalt, Concrete, Ready-Mix and Rock Crushing Plants - Special Use

A. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided. The active use of a site for asphalt, concrete, ready-mix and rock crushing operations shall not be visible from public right of way. Extensive screening through the use of a combination of berms, landscaping and plant materials, and fencing is required.

B. Restrictions on hours of operation may be specified as a condition of special use permit approval.

C. All internal roads and drives shall be maintained in a dust-free condition and the main road or drive providing site access shall be kept free of dust, dirt, mud and other debris. The access drive from the site shall be paved with a surface of asphalt or concrete for a distance of at least 100 feet from the right of way of the public road from which the access is taken. Provisions shall be made to remove dust, dirt, mud or other debris from vehicles before they leave the site.

D. The site shall have frontage on or access to a collector or arterial street, provided that the authority with jurisdiction over the subject road may approve alternative access.

E. All activity areas, including driveways and on-site roads, shall be setback at least 500 feet from any residential zoning district or land parcel containing a residential use.

7B.2.7 Automobile Dealership/Vehicle Sales - Supplemental Use

A. General Standards. Standards for motor vehicle display and storage shall be applied to all new and used motor vehicle dealerships, new motor vehicle leasing operations, and new and used vehicle rental operations. A vehicle display showroom is required for both new and used vehicle sales. Such a showroom shall consist of a building used exclusively for the year-round display of automobiles or other vehicles customarily in stock, and shall include related sales offices and restroom facilities.

B. Standards for Indoor Display. The capacity of a required indoor display showroom shall be the greater display capacity of three spaces or ten percent of the sales lot capacity, except that the total number of required display spaces for any use need not exceed six. The area for individual motor vehicle display spaces shall be sufficient in size and layout for customers to move freely around all sides of a vehicle and to open and close vehicle doors without interfering with or encumbering such movement. In no instance shall the motor vehicle display space measure less than ten (10) feet by twenty (20) feet or have a minimum area for a motor vehicle display space shall be 200 square feet. There shall be an open and unobstructed area extending three (3) feet beyond each individual motor vehicle display space, which area shall be made available for potential purchasers to view motor vehicles on display and/or being offered for sale.

Outdoor vehicle display may not occur until an occupancy permit for an indoor display showroom has been granted.

C. Standards for Outside Motor Vehicle Display:

1. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided. This plan shall provide a detailed depiction of the proposed display area and how it will accommodate the display of motor vehicles.
2. All parked, displayed, or stored vehicles shall not be located within minimum setback areas for accessory uses. Permanent curbing or similar improvements approved by the City Engineer shall be installed to prevent vehicles from encroaching into required setbacks
3. All vehicles displayed outdoors in conjunction with a new or used motor vehicle dealership, motor vehicle rental, or motor vehicle leasing facility shall be screened from abutting residential uses in accordance with the City's appearance standards.
4. All new or used motor vehicles shall conform to all requirements of the Illinois Vehicle Code, shall be operable, shall include all operating parts, all body parts, all safety equipment, and shall be uniformly painted and free from having any loose or damaged exterior parts.
5. Vehicles must be parked or displayed on asphalt, concrete, or other permanent hard surface.
6. Elevated displays shall be permitted only within those areas specifically designated on the required site plan. Such elevated displays shall be uniform in appearance and the maximum height of a displayed vehicle shall be no higher than fourteen (14) feet above grade.
7. Vehicles shall not be displayed or parked on any grass, gravel, or unapproved surface, nor shall any boat other similar vehicle be displayed on anything other than a trailer made for the hauling of such vehicles.
8. Customer parking and employee parking areas shall be indicated on the required site plan. Such parking shall be clustered and shall be differentiated from the display area, and must conform to all regulations found in this Ordinance.

7B.2.8 Automobile Service Station Standards - See "Gas Station"

7B.2.9 Bed and Breakfast Establishments

A Purpose

The purpose of this section is to provide regulations for the placement and establishment of bed and breakfast (hereinafter referred to as "B&B") facilities in certain zoning districts in order to provide temporary short-term overnight accommodations for visitors to the City of Woodstock.

The intent of these regulations is to allow B&B uses, subject to specific standards and criteria, as an accessory use subordinate to the principal use of a structure or premises.

B Definitions

For purposes of this section the terms used herein shall have the following meanings:

1. Bed and breakfast establishment. An operator-occupied residence providing accommodations for a charge to the public with no more than five (5) guest rooms for rent, in operation for more than ten (10) nights in a twelve (12) month time period. Breakfast or similar edible refreshments may be provided to guests only. B&B establishments shall not include hotels, motels, boarding houses, or food service establishments.
2. Bed and breakfast guest. Any person or persons staying in a B&B guest room overnight and on a transient basis, but for not more than fifteen (15) consecutive days, and having a permanent residence at an address other than that of the B&B establishment.
3. Bed and breakfast operator. The owner of the B&B establishment, or the owner's agent, who is required to reside in the B&B establishment.
4. Guest room. A sleeping room within a B&B establishment intended to serve no more than two (2) transient guests per night.

C Minimum Standards

A B&B establishment shall comply with the State of Illinois Bed and Breakfast Act (50 ILCS 820) as amended, and the following minimum standards as a requirement for the issuance of a B&B establishment license:

1. A B&B shall not commence operating until a B&B special use permit has been approved and a license has been issued by the City as set forth in the Woodstock City Code.
2. Except as provided for herein, a B&B establishment is not permitted on land used or zoned for commercial purposes or on land used or zoned for industrial purposes.
3. Each B&B establishment shall maintain a guest register.
4. A B&B guest may not stay overnight in any portion of the B&B establishment not designated as a guest room.
5. Except as provided for herein, a B&B establishment shall be in a single family detached residential structure. In the B2C zoning district, however, a B&B establishment may be located above a ground floor business use.

6. When a B&B establishment is within a single family detached residence, the City as part of the B&B establishment approval process, may consider the use of accessory structures for B&B guest room accommodations.
7. A B&B establishment in a residence or accessory residential structure shall comply with the fire protection and suppression requirements for one- and two-family residences, as set forth in the NFPA 13D, 2002 Edition (as amended), which is hereby adopted by reference for residences that contain a B&B establishment.
8. A structure used for B&B purposes shall, prior to or as a condition of B&B approval, be designed, constructed, and/or remodeled to serve and function as a B&B establishment.
9. One off-street parking space shall be provided for each authorized guest room, plus an additional two (2) spaces for the principal residential dwelling. These requirements may be reduced by the Community Development Director if the B&B operator can demonstrate the availability of and permission to use alternative off-site parking accommodations.
10. Exterior signage for the B&B establishment in a residential zoning district shall consist of no more than one (1) sign having an area of no more than three (3) square feet.
11. Means of egress from a B&B establishment shall not be blocked or obstructed.

7B.2.10 Car Wash, Truck Wash - Supplemental Use

- A. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided.
- B. No car wash or truck wash shall be permitted as a principal or accessory use on a property, unless it complies with the following standards set forth in this section.
- C. No storage or repair of vehicles shall be allowed within the washing facility.
- D. All paved areas must meet the minimum front and side yard building setbacks for the zoning district in which the property is located.
- E. Stacking for at least 5 vehicles per automatic wash bays and 2 vehicles for self-service bays shall be provided. A site plan that shows site activities and the location of a screened refuse disposal site, as well as a circulation plan depicting the overall site and demonstrating that parked or waiting vehicles will not block sidewalks, driveways or streets and shows stacking, shall be provided.
- F. All wash activities shall occur within a building and no vacuuming activities may take place in any front yard or any location visible from a public street. Wash activities shall be adequately screened so that they will not be seen or heard from any adjoining residential properties. A landscape or other plan depicting landscape details and showing screening is required.

G. A drip water collection system including heated concrete exit ramps shall be constructed to prevent on-site and off-site icing and shall be depicted on the required plan submittals.

H. Automatic wash facilities shall have a mechanical dryer operation at the end of the wash cycle. The use of such dryers shall be mandatory during sub-freezing weather. In the case of a self-service or manual wash, sufficient space shall be provided for drying of the vehicle undercarriage during sub-freezing weather prior to exiting onto a public street.

I. Self-service vacuum operations shall be located in an area so that their use is encouraged after the vehicle is washed and to provide more drip time before the vehicle exits the site

7B.2.11 Cemeteries, Including Pet Cemeteries - Special Use

A. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided.

B. Perimeter landscaping shall be required for all cemetery uses.

C. The site proposed for a cemetery shall not interfere with the development of public infrastructure systems, including streets, sewers and other utilities.

D. A minimum setback of 50 feet shall be maintained from the perimeter of the cemetery site for all cemetery purposes including graves and burial plots, headstones and markers, chapels, mausoleums, vaults, columbaria, crematoria, shelters, or any other buildings, except that a grave or burial plot may be allowed within 5 feet of an abutting parcel that contains an existing cemetery.

E. Any expansion of an existing cemetery, not having an approved special use permit, shall comply with the requirements of this subsection.

7B.2.12 Community Centers - Special Use

Where permitted as a special use or when approved through the Planned Unit Development process, community centers shall comply with the following use and development standards.

A. Buildings shall comply with the setback requirements of the underlying zoning district. Swimming pools, tennis courts, and similar exterior sports courts or fields may be considered part of a community center and shall be setback 30 feet from any abutting AG, E, or R zoning district or use, and shall be screened in accordance with the City's project review standards and guidelines.

B. No off street parking or loading area shall be permitted within 10 feet of a side or rear lot line.

C. All parking areas within 20 feet of any abutting AG, E, or R zoning district or use shall be screened by a solid brick or architectural block wall with an anti-graffiti surface that is not less than 6 feet and not more than 8 feet tall. Landscaping and berming improvements may be provided in lieu of or in conjunction with said screening.

7B.2.13 Contractor's Equipment Storage Yard - Supplemental Use

- A. No more than 15 percent of a contractor's equipment storage yard site may be used for the exposed storage of landscape material or equipment. The remaining equipment and landscape material storage areas shall be screened from adjoining properties and public view in accordance with the City's project review standards and guidelines.
- B. All clientele and employee parking areas shall be paved.
- C. Contractor's equipment and material, not visible to the public, may be stored on a gravel surface which shall be maintained to minimize dust, mud, and other debris.
- D. Open burning is prohibited on the site.
- E. The main road or drive which provides site access shall be paved and kept free of dust, dirt, mud and other debris. (Ordinance Number 09-O-64, adopted October 20, 2009).
- F. For additional outside storage regulations, see "Section 7B.2.26 Outside Display, Sales, and Storage Regulations."

7B.2.14 Drive-in Theater, Amphitheater, Sports Arena (Entertainment Event, Major) - Special Use

- A. All structures, viewing areas, parking areas, and seating areas, shall be set back at least 100 feet from any lot or parcel line which abuts an AG, E, or R zoning district.
- B. The following accessory uses may be permitted as incidental uses: playgrounds, refreshment/souvenir stands or booths, restroom facilities, and offices.
- C. For any drive-in theater, the theater screen shall not be visible from any collector street, arterial street or freeway situated within 1,200 feet of the subject site. The viewing area shall be screened so that it cannot be observed from beyond the perimeter of the subject site. Off-street queuing areas for automobiles of patrons waiting to be admitted shall be equal in size to at least 15 percent of the viewing area.

7B.2.15 Electrical Generation Plants - see "Power Generating Facilities"

7B.2.16 Gasoline and Fueling Station Standards - Special and Supplemental Use

A gasoline station/fueling station shall not be permitted except upon issuance of a special use permit. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided. Consideration for the issuance of such a special use permit shall be based on the following standards:

- A. Safe and efficient vehicular and pedestrian circulation shall be provided for all activities on the site.
- B. One full vehicular access point will be allowed per frontage if approved by the agency having jurisdiction over the roadway. Access should be located to minimize conflicts and enhance circulation. Vehicular interconnections between the subject site and adjoining sites

should be provided. Additional right-in/right-out access may be approved during the special use permit review and approval process or by the City Engineer.

C. If a car wash is proposed, information shall be provided which demonstrates compliance with “Section 7B.2.10 Car Wash – Truck Wash.”

D. All paved areas shall meet the parking setbacks established in this Ordinance.

E. Gas station canopies and fuel pumps shall have the same setback requirements as principal structures.

F. Building elevations shall demonstrate that all accessory structures on the site are architecturally compatible with the principal building. Elevations should be provided showing screening for outside storage areas.

G. Fueling for tractor trailer trucks shall be prohibited on sites adjacent to E and R zoning districts and uses.

H. Service and repair work shall be conducted inside the principal building. Garage bay doors should be oriented and/or screened to minimize views of the doors from adjacent public roads, but only in zoning districts where “automobile repair, major” or “automobile repair, minor” are allowed. (Ordinance Number 09-O-64, adopted October 20, 2009).

I. Outside storage of tires, auto parts, and other materials shall be enclosed by a masonry wall with an opaque, lockable gate. Wrecked, inoperable or partially dismantled vehicles shall not be stored or parked outside for longer than four (4) days or 96 hours.

J. Vehicles sales are prohibited.

K. Vehicle storage is prohibited unless the vehicle storage area meets the standards for outside storage in Section 7B.2.26. A vehicle may not be stored longer than ninety (90) days, unless additional time is required due to police or judicial order, or as provided for in this Ordinance.

7B.2.17 Golf Course/Golf Club/Country Club - Special Use

A. A site plan prepared in accordance with the City’s project review standards and guidelines shall be provided.

B. A golf course/golf club/country club may include swimming pools, tennis courts, snack shops, refreshment stands on the course, a club house containing dining/banquet facilities, locker room and shower facilities, a pro shop, a lounge, and similar complimentary uses. It may also include an outdoor practice driving range as accessory to the golf course, provided it is an integral part of the golf course, is not lighted or operated other than during daylight hours, and is not operated at hours other than those during which the golf course is open for play. These lighting regulations and operating hour restrictions shall apply only when the facility is located in or adjacent to an E or R zoning district or use.

C. At least one shelter building for toilet facilities shall be provided on the golf course.

D. A conservation management plan demonstrating environmentally friendly turf and landscaping management, control of runoff, buffering and setbacks shall be submitted for approval through the City's project review process.

E. No building or structure shall be constructed within 100 feet of the centerline of any fairway.

F. The site shall have frontage on and access to a collector or arterial street, however, the highway authority with jurisdiction over the subject road may approve alternative access.

7B.2.18 Golf Driving Range - Supplemental Use

A. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided to the City.

B. The site shall be configured to permit a minimum driving distance of 300 yards from each proposed tee, exclusive of the required landscape area. No building or structure shall be constructed within 100 feet of either side of the driving range and no tee shall be located within 50 feet of any adjoining property.

C. Site landscaping and lighting improvements shall comply with the City's project review standards and guidelines, as well as with the City's lighting standards and project review landscaping standards.

7B.2.19 Group Living, Group Home Type 2 - Special Use

A. Group living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of a family or household. Group living does not include "Group Home, Type 1", but may include "Group Home, Type 2". Examples include dormitories, fraternities and sororities, residences for disabled persons, monasteries, or convents.

B. Tenancy in a group living facility shall be arranged on not less than a monthly basis. The following is not considered Group Living:

1. Lodging where tenancy may be arranged for periods of less than 30 days, which may be considered a hotel or motel use.
2. Lodging where the residents meet the definition of household and where tenancy is arranged on a month to month basis or for a longer period of time.

C. No more than two (2) tenants may occupy a single bedroom, unless a greater number is approved during the special use approval process. The total number of bedrooms in a group living facility shall be determined during the special use approval process. (Ordinance Number 09-O-64, adopted October 20, 2009).

D. A single off-street parking space shall be provided for each bedroom contained in a group living facility. If a bedroom is designated or intended to be used by more than one occupant, the number of off-street parking spaces required for each bedroom shall be increased by a minimum of fifty percent (50%) for each additional occupant, unless waived during the special use approval process.

- E. Residents may receive care, training, or treatment, and care givers may reside at the site.

7B.2.20 Helipad - Special Use

A. Although a helipad is considered an accessory use, a special use permit is required. A site plan prepared in accordance with the City's project review standards and guidelines shall be provided which shows how the site is located in relation to adjacent uses and surrounding residential neighborhoods. The site plan shall also depict setbacks, buffers, proposed and existing structures on the site and their height, lighting, adjoining land uses.

B. The helipad site shall be situated and designed to have minimal impact on adjacent properties. Setbacks, buffers, and other measures shall be utilized to mitigate such impacts. Information regarding the proposed flight path for both arriving and departing flights shall be provided.

C. The helicopter capacity shall not be more than six (6) unless specifically approved during the special use approval process.

D. The applicant shall furnish a noise study demonstrating that the noise generated by this use shall not exceed exterior noise limits established by IEPA. The design, construction, and operation of the helipad shall conform to all applicable federal and state aviation regulations.

E. Specific hours of operation may be established during the special use approval process.

F. Only limited service or repair of the helicopter shall occur on the site.

G. A maximum number of flights per day and per week may be established during the special use permit approval process.

7B.2.21 Hospital Health Care Campus - Special Use

A. Purpose. The purpose of a hospital health care campus is to allow the creation of a self-contained hospital campus development, which allows all of the land uses needed for the operation of the institution including accessory commercial uses.

B. Procedure. A hospital health care campus shall be permitted as a special use and reviewed and approved as a Planned Unit Development. Application for a hospital health care campus special use permit shall be made to the City of Woodstock and shall be accompanied by all required plans and documents.

C. Standards.

1. Permitted uses shall be established during the special use approval process and may consist of administrative facilities, medical and dental offices, medical/dental clinics and laboratories, hospitals, ambulatory surgery facilities, behavioral medicine facilities, hospices, out-patient clinics, psychiatric services, chemical abuse treatment services, home health care and rehabilitation services, medical care and rehabilitation services, medical sales/rentals, life care centers and nursing homes, medical schools, hospital staff dormitories, auditoriums,

cafeterias, classrooms and lecture halls, research facilities, day care centers primarily serving staff and their dependents, athletic, recreation and fitness facilities, heliports for use in providing medical services, and accessory uses when related to the previously listed uses, including parking structures. The following uses may also be allowed as complimentary uses when contained within principal buildings or at a location within the hospital health care campus site that is approved during the special use permit approval process: barber and beauty shops, drug stores, gift shops, restaurants, and retail shops; and similar uses.

2. Area and bulk specifications shall meet or exceed the following standards unless specifically modified by the City Council during the special use permit review and approval process.
 - a. The minimum area for a hospital health care campus shall be twenty (20) acres and the minimum area for individual lots shall be four (4) acres.
 - b. Required front yards and rear yards, and side yards abutting a street, shall be a minimum of fifty (50) feet. The minimum side yard shall be twenty-five (25) feet. The total side yard shall be a minimum of fifty (50) feet. The minimum lot width shall be two hundred (200) feet.
 - c. The total area covered by all buildings, both principal and accessory, shall not be greater than fifty (50) percent of the area of the Hospital Health Care Campus site or the lot on which the building(s) is/are located. A maximum floor area ratio of 1.0 is permitted.
 - d. The maximum building height shall be sixty (60) feet for principal uses and twenty five (25) feet for accessory uses.
 - e. Parking and loading requirements, as set forth in this Ordinance, shall be provided for each building, structure, and/or land use. Parking requirements for hospital structures shall be the same as those for medical offices.

7B.2.22 Junk Yards - Special Use

- A. A junk yard shall be permitted only as a special use.
- B. No storage shall occur within 100 feet of any lot or parcel line, or within 300 feet of any property zoned AG, E, or R or used for activities allowed in such districts.
- C. Required landscaping and buffering shall be provided and shall surround all outdoor storage areas, and shall include a privacy fence at least 6 feet, but no more than 8 feet, in height. Additional landscaping shall be provided between the fence and the lot lines. Storage beyond the exterior of such fence or above the height of such fence is prohibited.
- D. All gasoline fluids, motor oils, brake and transmission fluids, antifreeze, hydraulic fluids, battery acids and other fluids shall be removed immediately from all salvaged vehicles and

equipment. Such fluids shall be stored and disposed of so as to avoid soil and environmental contamination of the subject site and of surrounding properties and waterways.

E. The site shall comply with all applicable regulations and requirements of the McHenry County Department of Health and the State of Illinois.

F. The site shall have frontage on and access to a collector or arterial street, provided that the highway authority with jurisdiction over the subject road may approve alternative access.

G. A site restoration plan shall be provided which shall depict what measures will be taken to restore the site once the storage uses has ceased and future uses will be conducted on the site.

7B.2.23 Kennels, Animal Shelters, Pet Day Care, Dog Training Schools - Supplemental Use

A. General Standards. The following general standards shall be applicable:

1. Kennels are permitted only on parcels of land having an area of at least 80,000 square feet except for facilities which exclusively board domesticated felines.
2. Any building housing animals shall be located at least 150 feet from all residentially zoned or used property.
3. Animal wastes shall be stored no closer than 150 feet from any residentially zoned or used property.
4. Required State licenses shall be prominently displayed.

B. Kennel Location and Design Standards

1. Outside areas used for exercising or training animals shall be securely fenced to prevent the animals from straying or a suitable restraint shall be provided to prevent straying.
2. Landscape, fencing and berming requirements shall be established as part of the Special Use Permit or project review process. Lighting for outdoor exercise areas, runs, or yards, when for training or exercising, shall comply with the City's approved lighting design guidelines.
3. Exercise runs shall not be located in any required yard and shall be located a minimum of 150 feet from any residentially zoned or used property or any non-industrial structure.

7B.2.24 Medical Cannabis Cultivation Center

Where approved and permitted as a special use on property zoned "AG Agricultural District, M1 Light Manufacturing District and M2 Heavy Manufacturing District", a medical cannabis cultivation center may not be located within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home,

group day care home, part day child care facility, or public or private park or an area zoned for residential use. (Ordinance Number 13-O-57, adopted November 19, 2013).

7B.2.25 Medical Cannabis Dispensary

Where approved and permitted as a special use on property zoned B2 General Business District, B3 Service and Retail District and B5 Shopping Center District, a medical cannabis dispensary may not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility or public or private park. A medical cannabis dispensary may not be located in a dwelling as defined in Chapter 2 including but not limited to single family and multi-family homes, apartments and condominiums or in an area zoned for residential use. (Ordinance Number 13-O-57, adopted November 19, 2013).

7B.2.25(a) Mini Warehouses - Supplemental Use

Mini warehouses shall provide for storage within an enclosed building. The outdoor accessory storage of recreational equipment on the same site is acceptable only when (1) it is appropriately screened from view from adjacent streets and residential properties and (2) if all stored recreational equipment in good repair. The outdoor keeping, storing, or parking of any other type of vehicle or equipment is prohibited. The following standards shall apply to all mini-warehouse use:

- A. Activities such as sales, repair, or servicing of goods, equipment or materials, shall not be conducted within the storage units or on the site.
- B. No portion of any mini warehouse or storage facility shall be used for residential dwelling purposes.
- C. The entire site, exclusive of access drives, shall be enclosed with a six (6) to eight (8) foot high fence or a masonry wall, installed and located in compliance with applicable regulations of the City.
- D. A management office for the mini-warehouses shall be located on site and may be considered the principal building on the site.
- E. Building elevations shall demonstrate that all structures on the site are compatible in terms of design, colors and materials.
- F. All one-way driveways shall be adequately signed, and shall be designed with one ten foot wide loading/unloading lane and one fifteen foot wide travel lane.
- G. All two-way driveways shall be designed with one ten foot wide loading/unloading lane and one 25 foot wide drive aisle.
- H. Parking lanes may be eliminated if the driveway does not serve storage units. Signs and painted lines shall be used to indicated parking and traffic direction throughout the site.

7B.2.25(b) Mining and Extractive Uses - Special Use

Mining and extractive uses, including but not limited to gravel pits and borrow pits, shall demonstrate that they will not negatively impact surrounding properties, roads, or environmentally sensitive areas or features, including but not limited to groundwater and aquifer resources.

- A. In addition to information required as part of the special use permit application, a site plan and restoration/re-use plan shall be provided which addresses the proposed operation and rehabilitation of the site. The site plan and restoration/re-use plan shall include the following:
 - 1. An outline of the area to be excavated;
 - 2. The proposed locations of sorting, grading, crushing, and other equipment necessary for the operation and initial distribution of the excavated products;
 - 3. The proposed locations of any buildings, scale-house, equipment storage areas, and equipment repair sheds or areas; and
 - 4. The sequence of operations and the schedule of rehabilitation measures.
 - 5. A rendering of the site as it will be after successful completion of required rehabilitation measures and activities.
- B. A hydrological study indicating current groundwater and water table characteristics both prior to the start of excavation and after rehabilitation of the site.
- C. A plat of survey of the site, at a scale of one inch equals 100 feet or greater, shall be submitted showing the existing topography at 2-foot contour intervals.
- D. The operation and rehabilitation of extractive products areas shall be in accordance with the following conditions:
 - 1. Excavation to a depth of more than 10 feet shall not take place within 100 feet, excluding area used for barrier requirements set forth in Section 7B.2.25.D.4, of any street or public right-of-way.
 - 2. Access ways and roads shall be maintained in a dust-free condition, and an entrance gate shall be provided to prevent vehicular access during non-operational hours.
 - 3. All operations shall be conducted in a safe manner, especially with respect to hazards to persons, damage to adjacent lands or improvements, and damage to any street by slides, sinking, or collapse of supporting soil adjacent to an excavation. No extractive operation shall be conducted in a manner so as to lower the water table on surrounding properties.
 - 4. A barrier, consisting of an earthen berm enhanced with solid fencing and/or extensive landscaping, or any combination thereof, shall be provided around the

perimeter of the site. Said barrier shall be constructed so as to block the view of the mining and extractive use from any point on an adjacent non-industrial property or public right-of-way, except at points of ingress and egress. The required berm comprising said barrier shall have a slope of not less than 3 (*horizontal dimension*) to 1 (*vertical dimension*) and shall have a height measured at grade of no less than twenty-five (25) feet. For purposes of this section, the term “view” shall mean a perpendicular view from the edge of the property line toward the interior of the mining and extractive site.

5. No excavation, removal, or fill shall be permitted if finished conditions contain one or more of the following:
 - a. Deep pits having more than a 3 to 1 side slope (33 degrees);
 - b. Serious on-site erosion problems or erosion problems which could extend to neighboring properties;
 - c. Depressions other than artificial lakes, or drainage problems which adversely affect neighboring properties.
- E. After completion of operations and in accordance with the approved rehabilitation and restoration/re-use plan, the premises shall be cleared of debris, and a layer of soil capable of supporting vegetation shall be spread over the premises to a depth of at least 6 inches (except for areas under water) and shall be seeded with grass, native plant species, or other ground cover to prevent erosion.
- F. A performance guarantee in the form of a letter of credit or cash bond shall be furnished to the City in an amount adequate to assure compliance with the approved rehabilitation plan. The exact amount and a termination date for completion of operations and the restoration of the site shall be imposed at the time of special use permit approval based upon the estimated costs of restoring the site and the estimated length of time the operation will be conducted. In no case shall the amount of such letter of credit or cash bond be less than one-hundred-ten (110) percent of the approved estimated cost of restoring the subject site.
- G. The hours and days of operation shall be specified in the special use permit. The life span of the permit may also be specified. Extensions of the life span may be approved by the City Council and conditions pertaining to the operation may be imposed as a condition of any such extension. The site and its operations shall be subject to an annual review and inspection for compliance with this ordinance and the special use permit.

7B.2.26 Outside Display, Sales, and Storage - Supplemental Use

No outside display, sale, or storage of materials (*raw, semi-finished, or finished in nature*), vehicles, equipment, merchandise, and other similar goods or containers, shall be permitted as a principal use, except when approved as a supplemental use. Consideration and approval of such activity as a supplemental use shall be based on the following standards:

- A. A site plan, site lighting plan, landscape plan, and building elevations prepared in accordance with the City’s project review standards and guidelines shall be submitted to

demonstrate that the proposed outside display, sale, or storage will not negatively impact the surrounding properties.

- B. Outside display, sales, and storage shall not interfere with on-site pedestrian and vehicular circulation, nor shall it encroach upon or reduce the number of required parking spaces.
- C. All outside storage areas shall be screened by a fence, wall, berm or densely planted evergreens and other landscaping at a height sufficient to block the view of the storage area from neighboring properties and adjoining streets. Screening must comply with fence, site distance, and appearance regulations set forth in the City's project review standards and guidelines, in the City Code, and elsewhere in this Ordinance.
- D. All activities involving the manufacture, assembly, disassembly, repair, servicing, cleaning and testing of materials, products, vehicles, or other goods, shall take place solely within an enclosed building.
- E. Outside display, sales, and storage which comprise the principal use of a site, shall comply with the required setbacks for principal uses and structures. Where a principal building is setback well behind the front yard setback line, display may occur between the front of the building and the setback line only if the applicant can demonstrate that there are no adverse impacts.
- F. All materials shall be secured so as not to become windblown and all refuse containers shall be screened.
- G. All outside storage areas shall be paved with asphalt or concrete, unless the applicant can demonstrate that an alternative surface will not have an adverse impact.
- H. Existing outside sales, display, or storage uses that are rendered non-conforming by virtue of enactment of this Ordinance shall be made conforming, to the greatest extent possible.
- I. Outside display, sales, and storage areas which are accessory to a principal use, shall meet setback requirements for accessory uses in the applicable zoning district.

7B.2.27 Outdoor Recreation Complex, Sports Complex/Facility - Supplemental Use

The following regulations apply to an outdoor recreation complex or sports complex:

- A. An "outdoor recreation complex" is different from and shall not be considered an "amusement park" or "outdoor entertainment" use.
- B. Building elevations shall be provided which demonstrate that all accessory structures and facilities, such as food and beverage facilities or equipment shops, are architecturally compatible with the principal building.
- C. Protective screening shall be required wherever an outdoor recreation facility abuts land zoned or used for residential or public use.

- D. Lighting shall comply with the City's project review regulations and standards for private lighting systems, or be approved by the Project Review Commission.

7B.2.28 Power Generating Facilities - Special Use

- A. A special use permit, including an approved site development plan, is required for each power generating facility located within the City.
- B. A petition for a power generating facility special use permit shall include the following information:

1. The name and address of the record owner of the subject property and the name and address of the firm proposing to construct and/or operate the facility;
2. A legal description and survey of the subject property;
3. A location map depicting the location of the subject property and the area surrounding it for a distance of one-half (1/2) mile;
4. Detailed information regarding soil types, vegetation, wetlands, floodplain, ground water features, topography of undeveloped land, and other natural resource features present on and within 200 feet of the subject property;
5. A detailed site development plan depicting how the property will be developed with the facility, including the location of proposed buildings and structures, setback distances, and lot coverage;
6. Architectural renderings depicting the proposed appearance of the facility; and
7. Detailed information regarding the environmental impact of the facility and any of its ancillary components such as power lines, pipe lines, or similar supportive infrastructure, on both the subject site and adjacent land parcels, including information pertaining to noise, and the pollution of air, soil, and ground water. This information shall, at a minimum, include an analysis of existing and expected ambient noise levels for the site, and a detailed noise abatement plan.

- C. Criteria and factors used to evaluate the power generating facility shall consist of but not be limited to the following:

1. The compatibility of the proposed facility with existing zoning and land use in the surrounding area and the need to buffer and/or screen adjoining uses from the facility.
2. The impact of the facility on adjoining land uses and the property value of adjoining lands.
3. The adequacy of required building setbacks based on the height of the facility and surrounding zoning and land use.
4. The means of access to the facility.
5. The location of the proposed facility relative to supportive services and facilities, including but not limited to natural gas lines and electric transmission lines.
6. The noise and visual impact of the proposed facility.

The individual and relative weight to be accorded each of these criteria and factors may vary depending upon the facts presented in each petition.

- D. For purposes of power generating facilities, the exceptions set forth in Section 7A.3.E of this Ordinance shall not apply. The height restrictions set forth in Table 7A.2 of this

Ordinance are controlling unless amended as part of the special use permit approval process.

7B.2.29 Recycling Center – Special Use

All recycling processing operations shall be conducted within an enclosed structure. All vehicles, or parts thereof, on the premises shall be operable and shall meet all state and federal licensing requirements. Outdoor storage shall be limited to drop-off recycling bins and shall be fenced with a privacy fence at least 6 feet but no more than 8 feet in height. Storage may not exceed the height of the fence. There shall be at least 2 parking spaces per 100 square feet of floor area open to the public. Landscaping and screening shall comply with the City's project review standards and guidelines

7B.2.30 Religious Institutions – Special Use and Supplemental Use

- A. Setbacks for religious institutions shall be the same as those for other permitted principal and accessory uses, buildings, and parking in the underlying zoning district
- B. The number of parking spaces shall comply with the parking requirements established for other assembly uses.
- C. Primary access to the site shall be located on a collector or arterial street. Secondary access may be approved on a neighborhood street to facilitate access by neighborhood residents.
- D. Site and building design, landscaping and lighting shall comply with the City's project review regulations and standards, as well as all applicable building codes.
- E. Religious institutions and associated educational facilities shall be the sole use of the site.
- F. Any bus or van storage shall occur on a paved surface.

7B.2.31 Shooting/Archery Range, Outdoor - Special Use

An outdoor shooting/archery range shall have a minimum area of 20 acres. The petitioner shall submit a detailed written narrative describing the proposed use, the type or range (i.e., public, private, and government), the type of firearms and targets expected to be used, and the days and hours of operation. A site plan showing the layout and design of the proposed outdoor shooting range and complying with the City's project review standards and guidelines, including all required setbacks and landscaping and the existing and proposed structures, their floor areas and impervious surfaces shall also be submitted. The scale of the plan shall be no greater than 1 inch equals 100 feet. The perimeter area of an outdoor shooting range/archery range site shall consist of a 200 foot buffer area which shall be bermed, landscaped, and fenced so that the outdoor shooting range/archery range is not visible from a public street right-of-way or from abutting property. The City Council may impose additional conditions on the layout, design, setback, and hours of operation.

7B.2.32 Shopping Centers, Superstores, Big Box Retail - Special Use or Supplemental Use

The following regulations and standards shall apply to (1) large-scale single-use retail buildings, also known as “big box” stores, over 60,000 square feet in area and operated under one corporate identity or to (2) multi-tenant shopping centers of one hundred twenty thousand square feet or more in area. A special use permit must be approved for any shopping center with multiple buildings, or which will require waivers/variations of the bulk requirements set forth in Table 7A.2 or other design requirements of this Ordinance. Single building or single structure shopping centers, which may consist of single or multi-tenants uses and which do not require variations of bulk requirements or design provisions of this Ordinance, shall comply with the following design provisions:

A. Site Design

1. Site features including, but not limited to sidewalks, landscaping, screening buffering, lighting, drainage, and access shall be compatible with surrounding development.
2. Outdoor spaces and amenities shall be provided and shall include but not be limited to at least two of the following design features: patio/seating area, pedestrian plaza with benches, window shopping walkway, outdoor playground area, kiosk area, a fountain or water feature, or a clock tower or similar vertical element..
3. Buildings are encouraged to be located near the front of the lot with parking to the side and rear.
4. Site circulation shall include provisions for bus drop-off and vehicular pick-up points, as well as pedestrian and bicycle connections and facilities throughout the site and from the site to the public sidewalk or bike facility.
5. Site access shall be coordinated with adjoining properties. Access between sites shall be interconnected in order to encourage trips between sites rather than requiring vehicles and pedestrians to exit the site onto the primary street network.

B. Traffic Impact

The applicant shall submit a detailed traffic study in a form acceptable to the City Engineer and prepared by a recognized traffic consultant. The study shall demonstrate the impact of the shopping center or superstore on the local and regional transportation network. Based on the results of the traffic impact study and the recommendation of the City Engineer, methods of mitigating any adverse impacts to the transportation network or improvements which will maintain or improve the levels of service on the impacted streets and intersections shall be identified.

C. Building Design

In addition to the standards and guidelines set forth in the “City of Woodstock Project Review Commission Regulations and Standards,” the following requirements shall apply to all building facades and exterior walls visible from adjoining public streets or public properties.

1. Facades

- a. No uninterrupted length of any facade shall exceed 150 horizontal feet.
 - b. Ground floor facades facing public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length.
 2. Roofing
 6. Parapets shall conceal flat roofs and rooftop equipment, such as HVAC units, from public view. Parapets shall feature three dimensional cornice treatments and shall not be of a constant height for a distance of more than 150 feet. Vertical elements such as towers or similar columnar structures may be required.
 3. Materials and Colors
 - a. The following elements should be integral parts of the building fabric and not superficially applied: trim, graphics, paint, color changes, material changes, texture changes, and relief features such as offsets, projections, and reveals.
 - b. Predominant exterior building materials shall be of high quality and shall include but not be limited to brick, stone, masonry, terra cotta, tile, or other high quality material, including tip-up pre-cast decorative panels. Sheet metal, corrugated metal, pre-fabricated steel panels, unfinished concrete block, and unfinished pre-cast panels are not permitted on the front or side facade of a building visible from a public right-of-way.
 - c. Exterior insulation finish systems (EIFS), stucco, or similar material, is prohibited as the principal material on the front facade or side facade of a building visible from a public street right-of-way. Alternative materials may be considered if the building has an area equal to or greater than 60,000 square feet.
 - d. Predominant facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high intensity, metallic, or black or fluorescent colors is prohibited. Building trim and accent areas may feature brighter colors, including primary colors.
 4. Compliance with applicable overlay district regulations is required.
- D. Entryways and Access
1. Where a principal building faces two or more streets, customer entrances shall be provided on the side of the building facing the primary street and on the side of the building facing the secondary street. A corner entrance oriented to both streets may be used to meet this requirement.
 2. Each entry to a store 10,000 square feet or larger shall have clearly defined, highly visible customer entrances featuring not less than three of the following:

- a. canopies or porticoes
 - b. awnings
 - c. roof overhangs
 - d. recesses/projections
 - e. arcades
 - f. raised corniced parapets over the door
 - g. peaked roof forms
 - h. arches
 - i. outdoor patios
 - j. display windows
 - k. architecturally emphasized entrance details such as tile work, decorative brick work, and moldings which are integrated into the building structure and design, or integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
3. Smaller stores within the building or site shall utilize architecturally emphasized entrance details such as tile work, decorative brick work, and moldings which are integrated into the building structure and design.

E. Mechanical Features

External mechanical appurtenances such as heating and air-conditioning equipment may be located on the exterior portion of the structure, but shall be screened from view and finished to match the colors of adjacent building materials. All roof vents, stacks, and other penetrations shall be screened from view.

7B.3 Accessory, Temporary, and Miscellaneous Uses

7B.3.1 Purpose

This section authorizes the establishment of uses that are incidental and customarily subordinate to principal uses and that complement permitted land uses. The intent in adopting these regulations is to allow a broad range of accessory uses as long as such uses are located on the same zoning lot or parcel as the principal use. These regulations are also intended to allow temporary uses that support principal permitted uses, but which exist for a limited time period. Both accessory uses and temporary uses are allowed provided they comply with the performance standards and criteria set forth herein and do not adversely impact surrounding properties.

7B.3.2 Accessory Uses and Structures

A. General Standards

1. **Compliance with Ordinance Requirements.** All accessory uses shall comply with the applicable requirements of this Ordinance, including the use regulations and the bulk and area standards. The provisions set forth in this section establish additional requirements and restrictions for particular accessory uses and structures.
2. **Approval of Accessory Uses and Structures.** Unless otherwise specified in this section, an accessory use or structure shall be treated as a permitted use in the

zoning district in which it is located. An accessory use or structure may be approved in conjunction with approval of the principal use or structure. An accessory use or structure shall not be constructed or established on any lot or parcel prior to the issuance of a building permit for the principal structure or the issuance of an occupancy permit for a principal use to which it is accessory. This provision shall not, however, prohibit the issuance of a permit for a detached garage at the time of issuance of a building permit for a principal dwelling unit on the lot or parcel.

3. Accessory Use Permit. Certain accessory uses or structures require the issuance of a building permit or other approvals from the City, consistent with the standards, specifications, and procedures set forth in this Ordinance and the Woodstock City Code. Applicable permits or approvals shall be granted for such accessory uses or structures prior to their construction or installation. A building permit is required for an accessory shed. (Ordinance Number 09-O-64, adopted October 20, 2009).
4. An accessory use shall be operated and maintained under the same ownership and on the same zoning lot as the principal use or structure.
5. An accessory structure shall not be located within any access, drainage, or utility easement without the written approval of the beneficiary of said easement or the City. If an accessory structure is located within an access, drainage, or utility easement, it shall be at the property owner's sole risk and liability and the City shall not be liable for any damages which may occur as a result of such action.
6. Adequate off-street parking facilities in accordance with the parking standards and specifications set forth in Chapter 9 shall be provided to serve the accessory use. Such parking shall be considered part of the accessory use and shall be in addition to off-street parking spaces or loading spaces required for other permitted uses on the site.
7. Signage on accessory structures shall be subject to the Woodstock sign regulations set forth herein.
8. Unless otherwise provided for herein, accessory structures and uses shall comply with all applicable regulations of this Ordinance, including the floor area ratio, lot coverage ratio, height and setback regulations.

B. Prohibited Accessory Uses in All Zoning Districts

The following activities are not considered accessory to a principal use on any site and are prohibited in all zoning districts:

1. The use of a travel trailer, recreational vehicle, or tent as a permanent or temporary residence, or for storage purposes, is prohibited in every zoning district.
2. The use of a temporary canopy or other similar shelter, with or without sides, for the storage of vehicles, equipment, merchandise, materials, yard or household

furnishings, or other similar storage is prohibited, except during construction activity when a valid building permit has been issued. (Ordinance Number 09-O-64, adopted October 20, 2009).

3. The use of any motor vehicle, trailer, or shipping container, as a structure in which, out of which or from which any goods are sold or stored, any services performed, or other businesses conducted, is prohibited in every zoning district. However, this section shall not prohibit the following:
 - a. The use of a trailer or shipping container in connection with an approved recycling operation; or
 - b. The use of a trailer or shipping container in conjunction with construction authorized by a valid building permit; or
 - c. The use of a trailer or shipping container for the temporary loading and unloading of goods not intended for retail sale, provided that no individual trailer or container is in place for longer than 48 hours.
 - d. The use of a trailer for a construction or real estate sales office, in accordance with the temporary use provisions of this Ordinance.
4. Clothing drop off boxes, charity bins, or other similar structures are prohibited in all zoning districts, unless the drop off box is accessory to the principal use of the premises. To qualify as an allowed accessory use, the drop off box must be owned and maintained by the owner of the principal use. (Ordinance Number 09-O-64, adopted October 20, 2009).

C. Prohibited Accessory Uses in Residential Zoning Districts

The following activities are not considered accessory to a principal use on any site and are prohibited in residential zoning districts:

1. Automotive repair. Automotive repair, including engine, body, or other repair or repainting of more than one vehicle at any one time, as well as automotive repair of any vehicle not owned by a person residing at that address, regardless of whether compensation was paid for the service.
2. Parking or storage of business vehicles. Except for a single commercial vehicle with a "B" or "D" license plate (*as defined in the Illinois Motor Vehicle Code*) and having a gross vehicle weight of 12,000 pounds or less, or a utility trailer not exceeding 12 feet in length, the parking or storage of a vehicle or trailer for a period of one or more nights if the vehicle or trailer is licensed or regularly used for business purposes, and is either:
 - a. A vehicle requiring a commercial driver's license as required by state law; or
 - b. A vehicle or trailer having in excess of two axles; or

- c. Any trailer bearing commercial signage, logo, or carrying commercial or industrial equipment or materials, except as authorized herein.

D. Allowed Accessory Dwelling Units

A dwelling unit shall be permitted as an accessory use subject to the following standards:

1. Districts Allowed. Accessory dwelling units shall be allowed as accessory to principal single family detached residential uses as set forth in this Ordinance when approved by the City Council as part of a PUD or when authorized by an approved special use permit.
2. Where Permitted on a Lot or Parcel. A permitted accessory dwelling unit shall comply with applicable site, building design, access, and other standards for principal dwelling units in the zoning district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles, and travel trailers shall not be used for accessory dwelling purposes.
3. Size of Accessory Unit. An accessory dwelling unit shall occupy an area no greater than 33 percent of the floor area of the principal dwelling unit, or 800 square feet, whichever is less. An accessory dwelling unit shall contain private sanitary facilities with hot and cold running water, cooking, and food storage facilities.
4. Number and Setbacks. Only one accessory dwelling unit shall be permitted on a lot or parcel. An accessory dwelling unit shall meet all setback requirements as established for principal uses within the zoning district in which it is located, and shall be sited to the rear of the principal structure.
5. Compatibility. The exterior of an accessory dwelling shall be compatible with the principal residence in terms of color, siding, roof pitch, window detailing, roofing materials and foundation appearance.
6. Off-street Parking. At least two off-street parking spaces shall be provided for each bedroom located in an accessory dwelling unit.
7. Owner-occupied Restriction. An accessory dwelling unit shall only be allowed on a lot or parcel that contains an owner-occupied single family residence as a principal structure.

E. Accessory Use Setback Standards

1. The setback standards set forth in Table 7B.1a shall apply to accessory uses and accessory structures that (1) contain no more than 120 square feet of gross floor area, (2) are intended solely for storage of household goods, yard furnishings, and equipment, and (3) contain no plumbing or other conveniences that support human occupancy. All other accessory uses and structures, including any structures that contain plumbing, electricity, gas, or other utilities and conveniences, shall comply with the setback standards set forth in Table 7B.1b

for principal structures, except as provided for herein. (Ordinance Number 09-O-64, adopted October 20, 2009).

Table 7B.1 (Ordinance Number 09-O-64, adopted October 20, 2009).	
a. Setback Requirements for Accessory Uses & Structures 120 Square Feet or Less in Area	
Side yard	3 feet (with a maximum overhang of 18 inches)
Front yard	Same as for principal structure
Side yard abutting a street	Same as for principal structure
Side yard abutting an alley	5 feet (with a maximum overhang of 18 inches)
Rear yard	3 feet (with a maximum overhang of 18 inches)
Rear yard abutting a street or alley	5 feet (with a maximum overhang of 18 inches)
b. Setback Requirements for Accessory Uses & Structures Over 120 Square Feet in Area	
Side yard	3 feet (with a maximum overhang of 18 inches)
Front yard	Same as for principal structure
Side yard abutting a street	Same as for principal structure
Side yard abutting an alley	5 feet (with a maximum overhang of 18 inches)
Rear yard	3 feet (with a maximum overhang of 18 inches)
Rear yard abutting an alley	5 feet (with a maximum overhang of 18 inches)
Rear yard abutting a street	Same as for principal structure

2. An accessory structure shall be a minimum of ten (10) feet from a principal structure except as provided for herein. If an accessory structure is less than ten (10) feet from a principal structure, it shall comply with applicable building code and fire separation and rating requirements of the City. (Ordinance Number 09-O-64, adopted October 20, 2009).
3. Accessory uses and structures must be subordinate to the principal use and structure on the subject lot in terms of area, extent, and purpose.
4. A permanent accessory carport may be constructed as an accessory structure, however, it shall not be used to meet the enclosed parking space/garage requirement set forth in Section 9.10.H of this Ordinance. The entire area under roof of the carport shall be paved and the carport shall be constructed on a permanent footing. New carports shall incorporate architectural elements of the existing residence and/or garage structure, such as roof height, pitch, siding materials, and color. (Ordinance Number 09-O-64, adopted October 20, 2009).

7B.3.3 Home Occupations

The home occupation regulations set forth herein are intended to allow residents to engage in customary home based business activities, while ensuring that such home businesses will not be detrimental to the character and livability of the surrounding area. The home occupation regulations establish applicable performance standards rather than detailed lists of allowed home occupations. Uses that comply with all of the standards of this subsection will be allowed as home occupations unless they are specifically prohibited or unless such home occupation constitutes an obvious risk to the public, health, safety, and welfare. Determination as to whether or not an activity constitutes a home occupation shall be made by the Community Development Director and a home occupation may not commence until such a determination has been made. A home occupation shall be subject to the following standards:

- A. A home occupation must be clearly incidental to the use of the dwelling as a residence and shall occupy no more than 25 percent of the gross floor area of the principal dwelling unit or 500 square feet, whichever is less.
- B. The operator of a home occupation shall be a full-time permanent resident of the dwelling unit. The home occupation may employ no more than one person who does not reside on the premises.
- C. No signs advertising the business or occupation are permitted.
- D. All activities and storage areas associated with home occupations must be conducted and located indoors.
- E. The following uses are prohibited from being a home occupation:
 - 1. Any type of repair, assembly, or storage of vehicles or equipment with internal combustion engines (*such as motor vehicles, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws and similar equipment*), or of large appliances (*such as washing machines, dryers, and refrigerators*), or any other work related to automobiles and their parts is prohibited as a home occupation.
 - 2. Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.
 - 3. Animal care or boarding facilities, including animal hospitals, grooming businesses, kennels, public stables and all other types of animal boarding and care facilities, are prohibited as a home occupation.
 - 4. Medical or dental offices are prohibited as a home occupation.
 - 5. Food service businesses, including all types of commercial restaurants and food catering operations, are prohibited as a home occupation.
 - 6. Wholesale or retail sales of goods or merchandise shall not occur on the premises and no stock in-trade shall be sold upon the premises.

F. Exterior Appearance and Structural Alterations.

1. There shall be no special internal or external structural alterations or construction features, either permanent or temporary, to the dwelling or accessory structure, nor the installation of special equipment to walls, floors or ceilings, which would change the residential character of the dwelling or accessory structure. Any indoor storage, construction, alterations, or electrical or mechanical equipment used shall not change the fire rating of the structure. Separate exterior entrances to the building shall not be added to the residence for the sole use of the home occupation.
2. There shall not be any changes in the site on which the home occupation is conducted that will make the dwelling appear less residential in nature or function, including but not limited to such prohibited exterior alterations as construction of parking lots, paving of required setbacks, or the adding of commercial exterior lighting. Parking shall occur on driveways only and shall be sufficient for home occupation customers and clientele.
3. Home occupations involving the care of children may locate outdoor play equipment only in the rear yard of the residence.
4. Home occupations may include the provision of barbering, cosmetology, or similar personal service uses.

G. Delivery or pick-up of supplies or products associated with home occupations are allowed only between 8 a.m. and 8 p.m. Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.

H. Home occupations shall not create any odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation. If any home occupation becomes dangerous or unsafe, or presents a safety hazard to the public or to adjacent or nearby properties, residents, or business, the Community Development Director may require that the home occupation immediately be made safe or that it cease.

7B.3.4 Reserved

7B.3.5 Outdoor Storage as an Accessory Use

Outdoor storage may be allowed in the B2, B3, B5, M1, and M2 zoning districts as an accessory use and shall be subject to the regulations set forth in Section 7B.2.26. (Ordinance Number 09-O-64, adopted October 20, 2009).

7B.3.6 Fences

In order to provide for maximum safety to the public and to ensure maximum enjoyment of the use of property, the following regulations for fences, walls, and similar structures shall apply.

- A. No fence, including walls and similar structures, shall be constructed, erected, or replaced until a permit has been approved and issued by the Community Development Director.
- B. The regulations set forth in this section shall not apply to fences erected within a railroad right-of-way.
- C. No fence may be constructed within any public right of way.
- D. No fence may be constructed on any public utility easement or drainage easement without the approval of the Community Development Director. Such construction shall be at the owner's risk and liability and the City shall not be liable for any damages which may occur as a result of such action. Furthermore, such fence shall not interfere with the provision of any utility service or with natural or required drainage flow. It shall be the responsibility of the property owner to replace or restore any section of fencing which is removed or displaced in order to provide access to said easement.
- E. No fence may be constructed on a lot line or property line without the written consent of the property owner or owners who share said lot or property line. Application for a permit to erect such a fence shall be made by all affected property owners.
- F. No provision in this section shall be construed as a means of settling disputes between property owners regarding location of property lines or the maintenance of fences. Such disputes shall be considered entirely as civil matters and not as a violation of this section.
- G. The height of a fence as permitted herein shall be measured at the existing or approved grade of a lot or parcel.
- H. No fence may be constructed of barbed wire, spikes or other sharp pointed instruments, except as provided for in this section, and may not be electrified.
- I. On any corner lot or parcel, in the sight triangular formed by measuring a distance of 100 feet along the center lines of the intersecting streets, from the point at which said center lines intersect, and then connecting these points, no fence, wall, hedge, planting, or other object or material shall be constructed or maintained so as to obstruct vision between a height of 2 and ½ feet and 10 feet above the centerline street grades.
- J. All fences shall be installed so that the finished side of the fence shall face outwards toward the adjoining property or street right-of-way.
- K. Fences in Residential Districts. Fences in a residential zoning district shall comply with the following additional specifications:

1. Any fence erected in a required front yard or side yard abutting a street, or between the front of a structure and the abutting street right-of-way, shall be at least 50 percent open, i.e., no more than 50 percent visually obscured.
2. No fence greater than 4 feet in height shall be constructed in a required front yard or side yard abutting a street, unless the principal structure encroaches into the required front yard or side yard abutting a street, in which case such a fence may be as close to the front or side lot line as the encroaching structure.
3. No fence greater than 6 feet in height shall be constructed in a required rear yard or interior side yard.
4. Fences installed in a rear yard abutting a street shall comply with the standards and specifications for a fence erected in a required front yard. Fences up to 6 feet high located in a rear yard abutting a street may be approved by the Community Development Director if said fence is setback a distance of at least 10 feet from the abutting street right-of-way and otherwise in compliance with this section.

L. Fences in Business and Manufacturing Districts. Fences in a business or manufacturing zoning district shall comply with the following additional specifications:

1. Fences in a required front yard or side yard abutting a street, or between the principal structure and the abutting street right-of-way, shall be at least 50 percent visually open, i.e., no more than 50 percent visually obscured.
2. No fence in excess of 4 feet in height may be constructed in a required front yard or side yard abutting a street, unless the principal structure encroaches into said required yard, in which case the fence may be as close to the front lot line or side lot line as the encroaching structure.
3. No fence greater than 6 feet in height may be constructed in a required rear yard or interior side yard, unless the abutting property is zoned B5, M1, or M2, in which case a fence may have a height of up to 8 feet, except as provided for herein.
4. A fence located outside of a required yard and not between the principal building and any abutting public street right-of-way, may have a height of up to 8 feet. However, any industrial or public utility hazard located outside of a required or established yard setback and not between the primary building and any abutting public street right-of-way shall be completely surrounded with a protective security fence or similar structure at least 5 feet but not more than 12 feet in height.
5. Fences in industrial districts that are least 6 feet in height and not located within a required setback may have a barbed wire security top of up to but no more than 6 inches.

7B.3.7 Temporary Uses

Temporary uses are allowed in accordance with the Table 7A.4 and all other applicable provisions of this Ordinance and do not involve the construction or alteration of any permanent building or structure.

A. Temporary Use Permits

A temporary use shall not be established unless a temporary use permit evidencing the compliance of such use with the provisions of this Ordinance has been issued, except as provided for below. A temporary use permit shall be reviewed, approved, or revoked in accordance with the regulations contained herein and applicable regulations of the City Code. (Ordinance Number 09-O-64, adopted October 20, 2009).

B. Exempt Temporary Uses

Temporary use permits are not required for the following uses on property zoned for single-family or multi-family residential use: Seasonal greenhouses, patio covers, and temporary screen structures having an area of 120 square feet or less, temporary pool enclosures such as sun domes or season extenders, and party/event canopies. Such exempt uses shall not be attached to a principal structure, nor supplied by or connected to potable water, sanitary sewer, gas, electric or similar services. When not in use, the component parts of such uses shall not be visible from adjoining properties. (Ordinance Number 09-O-64, adopted October 20, 2009).

C. Applications

Applications for temporary use permits shall be submitted to the Community Development Director at least 15 business days prior to the date of the event or start of the temporary use, unless this time frame is reduced by the Community Development Director. Each application shall be accompanied by the following:

1. A site plan drawn to scale, showing the location of the temporary use, as well as other structures, improvements, parking areas and features that exist or are proposed on the site.
2. Signed, written permission from the owner of the subject property.
3. The specific dates and hours of operation of the temporary use

D. General Requirements for all Temporary Uses

The following requirements and standards shall apply to all temporary uses except as provided for herein:

1. The temporary use shall be compatible with surrounding development and traffic generated by the temporary use shall not negatively impact surrounding properties.

2. Permanent alterations to the site of the temporary use are prohibited.
3. No temporary or permanent electrical service or connection shall be installed without an electrical permit.
4. All inspections and permits required by the City's building and life-safety codes shall be obtained prior to and as a condition of issuance of a temporary use permit.
5. Temporary tents, as well as any other temporary structures erected as part of the temporary use, shall be located so as not to interfere with the normal operations of any permanent use located on the property. Tent specifications and a current certificate of flame resistance are required.
6. Structures and/or display of merchandise shall comply with the yard and property line setback requirements of the zoning district in which the temporary use is located. Items displayed shall not interfere with the sight triangle of the intersection of any public streets or private drives.
7. Temporary uses or structures shall not encroach into any required landscaping features.
8. Temporary sanitary facilities shall be provided in accordance with the requirements of the McHenry County Health Department and Illinois State Plumbing Code.
9. Any food service operation that sells, prepares, or serves food shall obtain applicable permits and certifications from the McHenry County Health Department and is subject to inspection.
10. No signs may be displayed in connection with a temporary use except in accordance with the City's sign control regulations set forth herein. All temporary signage shall be immediately removed when the temporary use ends.
11. In addition to required parking for any principal use on a site, parking areas shall be provided for the temporary use and shall contain the number of parking spaces required for the most similar use type under the parking regulations set forth herein. Such parking spaces shall be considered accessory to the principal use.
12. The Community Development Director shall have the authority to suspend, revoke or modify a temporary use permit immediately upon determination that the conditions and requirements of said permit have been violated. Written notice to suspend, revoke or modify the permit shall be provided to the applicant. A determination under this subsection shall be final and conclusive unless the applicant appeals such action to the Zoning Board of Appeals, by filing a Notice of Appeal with the Community Development Director within 14 calendar days after receiving said written notice.
13. The Community Development Director shall have the authority to deny a temporary use permit for any land or structure or improvements thereon upon

which there is an uncorrected violation of this Ordinance, including any condition attached to a permit or approval previously granted by the City. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.

14. The main road or drive providing access to a temporary use shall be kept free of dust, dirt, mud and other debris.

7B.3.8 Specific Temporary Use Criteria and Requirements

A. Batch Plant for Road/Parking Lot Construction

1. A batch plant, which is a temporary facility used for the production of asphalt or concrete on or in close proximity to a building or construction site, requires the issuance of a temporary use permit prior to its establishment and start.
2. The period for which such permit is valid shall be stated on the permit and shall not exceed the duration of the construction activity period by more than 14 days. Such a permit may be renewed.
3. A temporary batch plant shall be located a minimum of 100 feet from any building used for residential purposes and shall be screened if adjacent to residentially zoned or used land.
4. All batch plant facilities on a site shall be removed and the site restored to a clean and vegetated condition within 21 days of the expiration of the permit or the cessation of the batch plant activity.

B. Carnival or Circus

1. The maximum length of a temporary use permit for a carnival or circus shall be 14 days and no more than one such permit shall be issued per zoning lot in a calendar year.
2. Structures or equipment pertaining to a carnival or circus temporary use shall not be located within 200 feet of any on- or off-site building used for residential purposes.
3. Structures or equipment pertaining to a carnival or circus temporary use shall have all applicable state safety permits and certificates.
4. Prior to issuing a temporary use permit for a circus or carnival, the operator of such carnival or circus shall be obligated to have the site inspected by the Woodstock Fire/Rescue District for compliance with applicable state and local fire and safety regulations.

C. Offices and Structures for Contractors, Security Personnel, and Equipment Storage

1. A temporary structure which serves as a contractor's office, security office, and/or equipment storage shed is allowed in any zoning district when accessory

to an approved construction project. Multiple temporary structures may be allowed under a single temporary use permit if the structures are owned by the same contractor or utilized for the same project.

2. Such a temporary structure must be on the same site as the construction project and may be located within a subsequent phase of a multi-phase project.
3. No such temporary structure shall contain sleeping or cooking accommodations, except as necessary to accommodate security personnel.
4. A temporary structure shall comply with applicable building code and fire safety requirements.
5. The maximum length of a temporary use permit for a temporary structure shall be one year; however, the permit may be renewed through the duration of the construction project. Any such office or shed shall be removed within 21 days of completion of the construction project.

D. Auctions

1. A temporary auction shall be held on private property and not on public property or public right-of-way.
2. If necessary, traffic control shall be arranged by the operator of the auction and may be provided by the Woodstock Police Department. The operator shall be responsible for any costs incurred for the provision of such traffic control as determined by the City Manager.
3. Parking for exclusive use by auction participants shall be provided and a stabilized drive to the parking area shall be maintained. It is the responsibility of the auction operator to guide traffic to these areas. Parking along state or county highway right-of-way is prohibited, and parking may be prohibited on public streets under the jurisdiction of the City by the City Manager for reasons of traffic control and public safety.

E. Events of Public Interest

Events of public interest, including but not limited to picnics, races, fishing derbies, dinner dances, fund raisers, haunted houses, outdoor concerts, charitable auctions and tent meetings, which are of a temporary nature and intended to occur in locations or facilities where such activity is not permitted in accordance with the underlying zoning designation, shall be subject to the following standards:

1. The event shall be held or sponsored by a non-profit or not-for-profit organization, or a for-profit business where the profit motive is incidental to the promotional objective of the event organizer.
2. The event shall be held on private property and not on public property or public right-of-way unless approved by the City Manager. (Ordinance Number 09-O-64, adopted October 20, 2009).

3. All uses and activities authorized as part of such an event shall be limited to specified hours and a maximum of 7 days per calendar year, per zoning lot. (Ordinance Number 09-O-64, adopted October 20, 2009).
4. Events of public interest shall be permitted in residential districts, only when located on the site of a permitted nonresidential use, unless otherwise approved by the City Manager. (Ordinance Number 09-O-64, adopted October 20, 2009).
5. If necessary, traffic control shall be arranged by the organizer of the event and may be provided by the Woodstock Police Department. The organizer shall be responsible for any costs incurred for the provision of such traffic control as determined by the City Manager.
6. Parking for exclusive use by event participants shall be provided and a stabilized drive to the parking area shall be maintained. It is the responsibility of the organizer to guide traffic to these areas. Parking along state or county highway right-of-way is prohibited, and parking may be prohibited on public streets under the jurisdiction of the City by the City Manager for reasons of traffic control and public safety.
7. Noise levels associated with events of public interest, except for supervised display of fireworks, shall not constitute disorderly conduct as determined by the City of Woodstock Police Department, at the property line adjacent to any abutting property zoned and used for residential purposes.
8. The event site shall be cleared of all debris within 24 hours of the conclusion of the event and cleared of all temporary structures within 7 days after the conclusion of the event. A cash bond, surety bond, or other monetary guarantee may be required by the Community Development Director to ensure clean up. The amount of such guarantee shall be based on the estimated costs of clean-up and site restoration.
9. If liquor is intended to be used, sold, or consumed during the event, a liquor license must be obtained, as required by the Woodstock City Code and Illinois state law.
10. The Community Development Director may require proof of insurance from the event organizer for purposes of public safety and protection.
11. It shall be the responsibility of the organizer to maintain the event site in a condition that provides for the health, safety, and welfare of event attendees, neighboring residents and property owners, and the public. In the event that the Woodstock Police Department determines that the activity is a threat to the public health, safety, and welfare, the Police Department shall have the right and authority to close the event to ensure the preservation of the health, safety, and general welfare of attendees or neighboring residents, property owners, and the public.

12. In addition to the conditions listed above, a temporary use permit is required for private displays of fireworks and shall be subject to applicable terms and conditions of applicable fire safety regulations of the City of Woodstock.
13. In all cases the temporary use permit fee shall be reduced by 50 percent for events of public interest.

F. Promotional Activities in Business Zones Involving Display of Goods and Merchandise

1. Promotional activities may be conducted outside of an existing business establishment, if associated with the existing principal businesses within said establishment. Such activity may be for a time period of up to ten (10) consecutive days.
2. A temporary use permit for promotional activities may be obtained for up to four special promotions during any single calendar year for a maximum of 40 days per calendar year. Such permit may include permission to display temporary signage as set forth in Chapter 13 of this Ordinance, and to erect a temporary canopy. A temporary canopy must be securely anchored, comprised of material fire-rated for assembly use, and located so as not to obstruct motor vehicle visibility, block fire lanes, or reduce the number of required parking spaces. (Ordinance Number 09-O-64, adopted October 20, 2009).
3. If a private sidewalk or pedestrian way is used for the display of goods and merchandise, a minimum width of four (4) feet must remain unobstructed for pedestrian use.

G. Dealers of Motor Vehicles (Ordinance Number 09-O-64, adopted October 20, 2009).

Dealers, located within the City, of motor vehicles and similar vehicles may conduct one off-premise motor vehicle sales event within a calendar year, subject to compliance with the following standards:

1. The sales event shall comply with all applicable provisions of the Woodstock City Code and UDO, except as set forth in this Section.
2. A site plan shall be submitted for City review and approval and shall depict the sales display area, parking layout, circulation provisions, and egress to the site.
3. The sales event must be on private property and the property owner must provide written permission for such event to be held.
4. Adequate parking shall be provided for the principal use on the property, as well as the temporary sales event.
5. On-site parking and vehicle display shall be provided and take place on a paved or hard, dust free surface, but may not occur on State highway or local street right-of-way. Off-site customer parking on City streets is prohibited for reasons of public safety.

6. Only on-site temporary signage may be used to promote the sales event and shall require issuance of a temporary sign permit by the City.
7. The sales event shall last no more than seven (7) days, which shall include days used for setup and breakdown activity.

H. Real Estate Sales Office

1. A temporary real estate sales office is permitted on the same site as the real estate parcels or units being sold, and may be located on a future phase of a project for which a preliminary plat has been approved or where there are multiple phases.
2. No real estate sales trailer, office, or shed shall contain accommodations for sleeping or cooking.
3. The maximum length of a permit for a temporary real estate sales office shall be one year. The permit may be renewed through the sales period of the development.
4. Any such office shall be removed prior to the issuance of the last certificate of occupancy on the property or upon the completion of a model home intended to be temporarily used as a sales office.

I. Mobile Kitchen (Ordinance Number 11-O-53, adopted September 20, 2011).

1. A temporary use permit is required for the establishment and operation of a mobile kitchen on property zoned and located in a B2, B3, B4, B5, M1 or M2 zoning district. A mobile kitchen shall not be allowed to operate on property zoned or used for residential activity.
2. A mobile kitchen shall not be allowed to operate in a location within one-hundred-fifty (150) feet of any licensed food service establishment or restaurant. This requirement may be waived if written consent of the proprietor of said licensed food service establishment or restaurant is provided to the City. No person shall pay or accept payment for such consent.
3. A separate temporary use permit shall be required for each location used as the site of a mobile kitchen. Any person desiring to operate a mobile kitchen shall make a written application for such temporary use permit to the City. The application shall be on forms provided by the City and shall include the following:
 - A. Name, signature, and address of the permit applicant and the property owner, and the required permit fee.
 - B. A valid copy of all necessary licenses or permits required by the State and County health or transportation authorities.

- C. The location(s) and days and hours of operation.
 - D. Site plan showing the location(s) of the mobile kitchen on the property, with property lines, physical improvements, existing buildings and structures, parking areas and spaces, and similar features.
 - E. Depiction of appearance and design of mobile kitchen, including exterior dimensions, signage, and exterior lighting features.
 - F. Information regarding provisions for power, potable water, and sanitary waste disposal.
 - G. Information regarding vehicular and pedestrian access to the site and parking arrangements for customers.
4. The application for a temporary use permit for the establishment and operation of a mobile kitchen shall be accompanied by a non-refundable five-hundred dollar (\$500.00) application/permit fee.
 5. A temporary use permit for the establishment and operation of a mobile kitchen shall comply with the standards, requirements, and applicable provisions of the Woodstock Unified Development Ordinance unless otherwise provided for in this Section.
 6. A temporary use permit for the establishment and operation of a mobile kitchen is valid for one (1) vehicle only and shall not be transferable from person to person or from place to place without the approval of the City.
 7. A mobile kitchen shall comply with all applicable regulations of the McHenry County Department of Health and the State of Illinois.
 8. At any time a mobile kitchen is not in compliance with any City ordinance, the permit, at the City's sole discretion, may be revoked and/or a permit may not be renewed.
 9. A temporary mobile kitchen shall comply with the following standards, requirements and specifications:
 - A. A mobile kitchen shall be portable and completely removed from its temporary use location when the temporary use permit expires.
 - B. The City, at its sole discretion, may require that permit applications be reviewed by the Police and Public Works departments and the Woodstock Fire Protection District for public safety issues.
 - C. A mobile kitchen shall not be located on any parcel zoned or used for residential

activity.

- D. A mobile kitchen located on property with an existing principal use shall not interfere with fire lanes or with vehicular or pedestrian circulation. Additional street access shall not be provided.
- E. A mobile kitchen shall not block any means of emergency ingress/egress to an existing principal use on a parcel.
- F. A mobile kitchen shall meet and comply with all applicable parking space setback requirements.
- G. A mobile kitchen shall be situated on a paved surface.
- H. A mobile kitchen shall not displace parking required for the principal use on a parcel.
- I. A mobile kitchen shall not be open earlier or later than the time frame specified on the approved temporary use permit. In all cases, the hours of operation for a mobile kitchen located within 300 feet of a residential dwelling shall be limited to the hours between 7:00 a.m. and 11:00 p.m.
- J. Signage for a mobile kitchen shall not conflict with the City of Woodstock Sign Control Ordinance.
- K. Lighting for a mobile kitchen shall comply with City of Woodstock Project Review Design Guidelines. Portable lights, lights which flash, and similar attention-getting devices are not permitted. Outside amplifying equipment or noisemakers shall not be used.
- L. A mobile kitchen shall comply with all applicable State and County health and sanitation requirements, and shall provide receptacles for waste disposal. The permittee shall be responsible for removing all waste generated from the business and the site shall be cleaned daily.
- M. An approved mobile kitchen temporary use permit shall be valid for up to one year, but shall not be valid beyond the end of the calendar year in which it is issued. An approved mobile kitchen temporary use permit may be renewed subject to compliance with the same standards and specifications required above.
- N. The City of Woodstock shall be the point of sale for all sales from the mobile kitchen.

7B.3.9 Temporary Sales

- A. Farm Produce Sales (Seasonal)

1. A temporary use permit may be issued in any zoning district as authorized by Table 7A.4 for the operation of a roadside stand for the sale of seasonal farm produce grown exclusively on the premises. The permit shall be valid for no more than (4) four months per year. No sales shall be made within thirty (30) feet of any highway or public street right-of-way.
2. A maximum of one structure or display booth shall be allowed and may have a maximum area of up to 400 square feet. Such a structure or display booth shall be portable and completely removed at the end of the sales period.
3. The property shall be of sufficient size to provide adequate off-street parking in addition to maintaining required parking for any existing use on the property.

B. Christmas Tree Sales

1. Christmas tree sales, including tree display, may be allowed in all zoning districts for a period not to exceed 60 days per calendar year, however, such sales activity is allowed in residential zoning districts only when located on the site of a permitted non-residential use. If the principal use of the property is a retail greenhouse/nursery or garden center, a temporary use permit is not required. (Ordinance Number 09-O-64, adopted October 20, 2009).
2. The sale of Christmas trees is considered accessory to and shall be conducted by the principal business on a site.
3. The sale of Christmas trees shall be conducted at least 30 feet from the right of way of any highway or public street right-of-way.
4. Property on which Christmas trees are sold shall be of sufficient size to provide adequate off-street parking in addition to maintaining required parking for any existing use on the property.
5. Sales shall be conducted in such a manner so as not to interfere with on-site or off-site traffic or cause a nuisance.

C. Seasonal Greenhouses (Accessory to Established Business)

A seasonal greenhouse accessory to an established business is allowed for up to but not more than six (6) months per calendar year. The structure may displace parking only when the Community Development Director determines that excess parking exists and is available for customer use. The structure must be portable and shall be completely removed at the end of the permit period. This time restriction shall not apply to a permanent greenhouse which is used throughout the year.